089.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,200 / 675,200
					USE VALUE:	675,200 / 675,200
					ASSESSED:	675,200 / 675,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDERS PATRICK O / TRUSTEE
Owner 2:	LAWRENCE LINDERS IRREVOCABLE
Owner 3:	REGES LINDERS IRREVOCABLE TR
Street 1:	18 MEAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LINDERS LAWRENCE C & REGES M -
Owner 2:	-
Street 1:	18 MEAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	254,600	600	420,000	675,200
Total Card	0.138	254,600	600	420,000	675,200
Total Parcel	0.138	254,600	600	420,000	675,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.21 | /Parcel: 350.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56931
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,600	600	6,000.	420,000	675,200	675,200	Year End Roll	12/18/2019
2019	101	FV	213,200	600	6,000.	426,000	639,800	639,800	Year End Roll	1/3/2019
2018	101	FV	213,200	600	6,000.	318,000	531,800	531,800	Year End Roll	12/20/2017
2017	101	FV	213,200	600	6,000.	288,000	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	213,200	600	6,000.	276,000	489,800	489,800	Year End	1/4/2016
2015	101	FV	200,100	600	6,000.	234,000	434,700	434,700	Year End Roll	12/11/2014
2014	101	FV	200,100	600	6,000.	222,000	422,700	422,700	Year End Roll	12/16/2013
2013	101	FV	198,300	600	6,000.	211,200	410,100	410,100		12/13/2012

!7271!

PRINT

Date	Time
12/10/20	21:55:32

LAST REV

Date	Time
06/07/19	10:06:34

jorourke

PAT ACCT. 7271

USER DEFINED

Prior Id # 1:	56931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDERS LAWRENC	72571-20	1	5/8/2019	Convenience	1	No	No		
MANGANARO ANGEL	47632-490		6/15/2006		470,000	No	No		
MANGANARO ANGEL	26672-171		9/17/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2012	910	Redo Kit	13,725					
9/17/2003	783	Re-Roof	2,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/19/2008	Meas/Inspect	345	PATRIOT
12/14/2006	MLS	HC	Helen Chinal
2/29/2000	Inspected	276	PATRIOT
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OFF WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33005178
Const Adj.:	0.99693000
Adj $ / SQ:	139.227
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345939
Depreciation:	91328
Depreciated Total:	254611

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

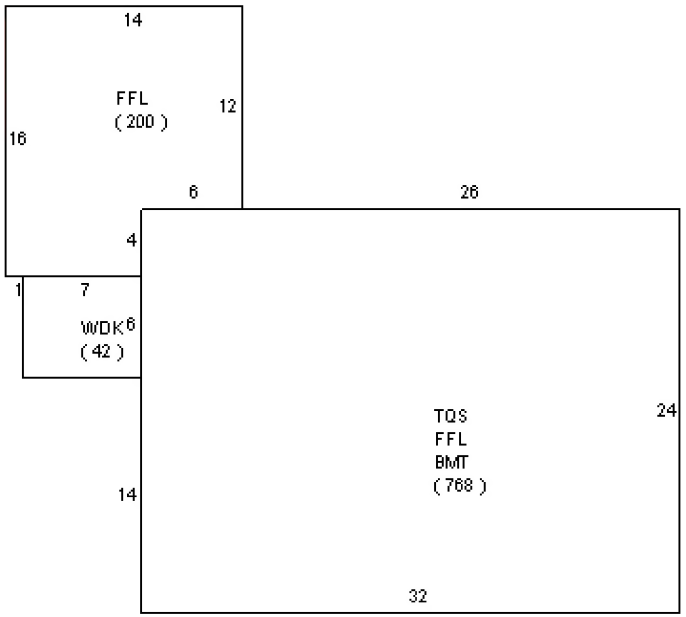
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.23
Special Features:	0	Val/Su Net:	108.16
Final Total:	254600	Val/Su SzAd	164.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	139.230	134,771
BMT	Basement	768	55.340	42,503
TQS	3/4 Story	576	139.230	80,195
WDK	Deck	42	15.950	670

Net Sketched Area:	2,354	Total:	258,139
Size Ad	1544	Gross Are	2546	FinArea	1928
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	250	A	AV	1957	3.75	T	40.8	101			600			600
1	Metal Shed	D	Y	1	6X7	P	PR	1957	0.00	T	65.3	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600